



**WARD: 44**

Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed four-story, six dwelling unit building with retail on the first story.

- Application for a special use to establish a 9,422 square foot restaurant in a converted existing two-story warehouse and roof top urban farm use building with new third floor story addition into a general restaurant with roof top outdoor patio, retail florist, communication service establishment, office, and roof top urban farm with accessory retail sales of goods produced on site.

- Application for a special use to establish a new roof top outdoor patio use to convert an existing two-story warehouse and roof top urban farm use building with new third story addition into general restaurant with rooftop outdoor patio, retail florist, communication service establishment, office, and roof top urban farm with accessory retail sales of goods produced on site.

- Application for a special use to establish a gas station.

- Application for a variation to reduce the lot area from the required 20,000 square feet to 13,723 square feet for a proposed gas station.

- 2



- **Approved**

- **Approved**

- **Approved**

- **Approved**

**WARD: 2**

Application for a variation to reduce the west side setback from the required 2.08' to zero (east to be zero), combined side yard setback from 5.2' to zero, rear setback from 29.98' to 2' for a proposed detached two car garage with roof top deck with bridge connection from new garage roof top deck to the landing of the new rear two story open spiral stair for the existing three-story single-family residence.

- WARD: 2**

Application for a variation to permit a portion of the 141.28 square feet of rear yard open space to be located on a deck or patio that is greater than 4' from grade for a proposed detached two-car garage with roof top deck with bridge connection from new garage roof top deck to the landing of the new rear two story open spiral stair for the existing three-story single-family residence.

- WARD: 12**

Application for a special use to establish a nail salon.

- WARD: 1**

Application for a variation to reduce the east front setback from the required 6.62' to 2', north and south side setbacks from 2' to zero, combined side yard setback from 5, to zero for a proposed two-story, single-family residence with an attached two car garage on a through lot.

- ZONING DISTRICT:PD 815 as amended (Subarea B) WARD:4**

Application for a special use to establish an adult use cannabis dispensary.

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**WARD: 1**

Application for a variation to reduce the front setback on Evergreen Avenue from the required 11.4' to zero, the rear parking setback on from the front property line on W. Evergreen Avenue to prevent obstruction of the sidewalk by parked cars from 20' to zero and to reduce the west side setback from 3.68' to 1.9' (east to be 2.99') combined side yard setback from 9.2' to 4.89' for the as-built three-story, four dwelling unit building with roof top deck and roof top stairway enclosure and as built four car private garage on a through lot.

- WARD: 32**

Application for a variation to reduce the north side setback from the required 2' to zero (south to be 3.40') combined side yard setback from 5' to 3.40' for proposed third floor dormers and a rear two car garage with roof deck for the existing three-story, two dwelling unit building.

- WARD: 32**

Application for a variation to increase the maximum floor area ratio that has existed for more than fifty years from 1.05 to 1.06 for proposed third floor dormers and rear two car garage with roof deck for the existing three-story, two dwelling unit building.

- WARD: 32**

Application for a variation to increase the building height from the maximum 30' to 32.93' for proposed third floor dormers and rear two car garage with roof deck for the existing three-story, two dwelling unit building.

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**WARD: 35**

Application for a variation to reduce the north side setback from the required 2' to zero (south to be 2.9'), combined side yard setback from 5' to 3.2' for the enclosure of a rear, two-story open porch, and conversion from porch to living space, a rear one-story addition, new rear one-story open deck and conversion of existing attic to habitable third story with new third story dormer additions at the existing two-story with basement and attic mixed use building that is being converted to two dwelling units.

**WARD: 35**

Application for a variation to expand the floor area which has been in existence for more than 50 years from 2,812.5 square feet to 3,096.3 to enclose a rear two-story open porch and to convert the porch to living space, new rear one-story addition, new rear one-story open deck, and conversion of existing attic to habitable third story with new third story dormer additions at the existing two-story with basement and attic mixed use building that is being converted to two dwelling units.

**WARD: 43**

Application for a special use to establish a hair salon.\*

**WARD: 16**

Application for a special use to convert an existing two-story building to a transitional residence for a licensed recovery home for up to twenty-eight residents.

**WARD: 28**

- **Approved**

**WARD: 28**

Vargas Properties, LLC

Same as applicant

3452 W. Walnut Street

Application for a variation to reduce the minimum lot area per unit from the required 1,000 square feet to 907.41 square feet for the existing two-story, two dwelling unit building with basement to be converted to a three dwelling unit building.

- **Approved**

**WARD: 1**

Jane Wegner

Same as applicant

2159 W. Evergreen

Application for a variation to reduce the required non-street abutting east side setback from the required 2.5' to zero (non-required west setback will be zero), the rear setback from 45' to 0.06' for a proposed second floor addition for a coach house with one dwelling unit and a covered rear access stair on an existing four-car detached garage.

- **Approved**

**WARD: 45**

Nicholle Dombrowski

Same as applicant

5856 N. Elston Avenue

Application for a variation to convert the existing two-story, two dwelling unit building to a three dwelling unit building by adding one unit above its original construction.

- **Approved**

**WARD: 3**

Progressive Baptist Church

Same as applicant

3924 S. Wells Street

Application for a special use to expand an existing community center with a proposed rear three-story addition and a new third story addition to the existing two-story building.

- **Approved**





- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to June 16, 2023

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- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

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**WARD: 28**

## Connections for Abused Women and their Children

3311 Arts Building, LLC

3311 W. Carroll Avenue

Application for a variation to reduce the rear setback from the required 45' to zero for a proposed three-story addition to an existing one and two-story building to be used as a community center and domestic violence shelter.

- **Approved**

**WARD: 28**

## Connections for Abused Women and their Children

3311 Arts Building, LLC

3311 W. Carroll Avenue

Application for a variation to reduce the rear yard open space from the required 1,248 square feet to zero for a proposed three-story addition to an existing one and two-story building to be used as a community center and domestic violence shelter.

- **Approved**

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its January 20, 2023 regular meeting.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its February 17, 2023 regular meeting, with the exception of Board Cal. Nos. 49-23-Z, 50-23-Z, 56-23-S and 57-23-Z.

Adjournment.